

LET PROPERTY PACK

INVESTMENT INFORMATION

Ealing Avenue,
Nottingham, NG6

212124040

 www.letproperty.co.uk





Property Description

Our latest listing is in Ealing Avenue, Nottingham, NG6

Get instant cash flow of **£750** per calendar month with a **5.5%** Gross Yield for investors.

With a tenant situated, A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £750

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£750
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	freehold
Letting Fees	£75.00
Total Monthly Costs	£605.63
Monthly Net Income	£144.38
Annual Net Income	£1,732.50
Net Return	3.67%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£232.50**
Adjusted To

Net Return **0.49%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **-£742.50**
Adjusted To

Net Return **-1.57%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £170,000.00.



2 bedroom semi-detached house for sale + Add to report


Weave Close, Nottingham, NG6

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Oct 2023 to 10 May 2024 (193 days) by Strike, Midlands

Off Street Parking | Guest WC | Two Double Bedrooms | Large modern Kitchen | Private Rear Garden...

£170,000




[View floor plan](#)

Sold price history: View

01/07/2022	£160,000
12/10/2007	£111,995

EPC: View

(Approx.) Sqft: **592 sq ft** Price (£) per sqft: **£287.15**



2 bedroom end of terrace house for sale + Add to report

Bullfinch Road, Nottingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Feb 2023 to 21 Jul 2023 (164 days) by William H. Brown, Bulwell


End Terraced House | Two Bedrooms | Lounge Diner | Parking for Two Cars | Rear Garden | Viewings ...

£170,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat + Add to report


Vernon Road , Old Basford

NO LONGER ADVERTISED **LET AGREED**

Marketed from 3 Jul 2024 to 9 Jul 2024 (5 days) by City Lettings, Nottingham

£750 pcm

2 bedroom 1st floor flat | Open plan living/ kitchen space | 1 double & 1 single bedroom | Fully...



2 bedroom terraced house + Add to report

Vernon Road, Basford, Nottingham, NG6

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Jun 2023 to 30 Jun 2023 (22 days) by Northwood, Nottingham

£750 pcm

Double glazing | Shower

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **5 years +**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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